159.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,132,700 / 1,132,700
					USE VALUE:	1,132,700 / 1,132,700
					ASSESSED:	1,132,700 / 1,132,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FECHNER MAXIMILIEN PIERRE Y F
Owner 2:	MINOT ARIANA SAGE
Owner 3:	
Street 1:	171 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2688 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	709,300	3,400	420,000	1,132,700
Total Card	0.138	709,300	3,400	420,000	1,132,700
Total Parcel	0.138	709,300	3,400	420,000	1,132,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.39 | /Parcel: 421.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105647
GIS Ref:
GIS Ref:
Insp Date: 10/19/18

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	708,900	3400	6,000.	420,000	1,132,300	1,132,300	Year End Roll	12/18/2019
2019	101	FV	602,200	3400	6,000.	420,000	1,025,600	1,025,600	Year End Roll	1/3/2019
2018	101	FV	220,100	3400	6,000.	354,000	577,500	577,500	Year End Roll	12/20/2017
2017	101	FV	220,100	3400	6,000.	324,000	547,500	547,500	Year End Roll	1/3/2017
2016	101	FV	220,100	3400	6,000.	276,000	499,500	499,500	Year End	1/4/2016
2015	101	FV	208,100	3400	6,000.	240,000	451,500	451,500	Year End Roll	12/11/2014
2014	101	FV	208,100	3400	6,000.	222,000	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	208,100	3400	6,000.	211,200	422,700	422,700		12/13/2012

!12406!

PRINT

Date	Time
12/11/20	02:29:52

LAST REV

Date	Time
11/01/18	16:38:24

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12406

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	70237-130		11/15/2017		1,075,000	No	No		
SAVARD DAVID J/	68978-470		3/7/2017	Change>Sale	540,000	No	No		
RE ALDO P & MAR	67215-269		5/9/2016	Convenience	1	No	No		
	13004-200		6/28/1976		39,000	No	No		ALDO RE D.O.D. 4/21/2016 BK 67215 PG 267.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2017	733	Addition	50,000	C				
6/20/2017	710	Heat App	10,000	C				
5/9/2017	538	Addition	148,000	O				
5/14/2002	360	Re-Roof	4,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Meas/Inspect	DGM	D Mann
8/25/2018	Missed Appt.	PH	Patrick H
6/12/2018	MEAS&NOTICE	BS	Barbara S
4/25/2018	Permit Visit	DGM	D Mann
4/25/2018	Measured	DGM	D Mann
2/5/2018	SQ Returned	MM	Mary M
3/27/2009	Inspected	189	PATRIOT
12/15/2008	Measured	372	PATRIOT
12/28/1999	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105647
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04062498
Const Adj.:	1.33636630
Adj $ / SQ:	173.832
Other Features:	126943
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710705
Depreciation:	1421
Depreciated Total:	709283

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

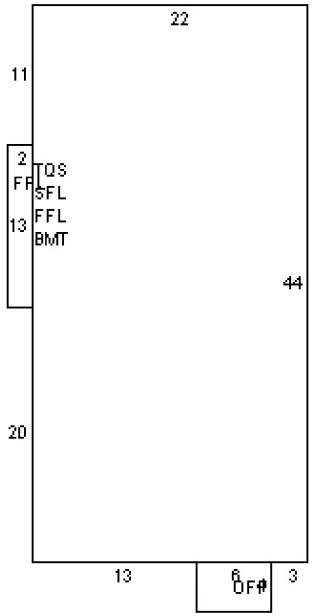
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.22
Special Features:	0	Val/Su Net:	192.74
Final Total:	709300	Val/Su SzAd	263.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	994	173.830	172,789
BMT	Basement	968	52.150	50,481
SFL	Second Floor	968	173.830	168,269
TQS	3/4 Story	726	173.830	126,202
OFP	Open Porch	24	58.800	1,411

Net Sketched Area:	3,680		Total:		
Size Ad	2688	Gross Are	5010	FinArea	2688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

159.0-0005-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1926	26.57	T	40	101			3,400			3,400

More: N	Total Yard Items:	3,400	Total Special Featues:		Total: 3,400